056.A	0002	0016.A	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	715,000 /	715,000
USE VALUE:	715,000 /	715,000
ASSESSED:	715,000 /	715,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	VAIDYA PRASAD ANIL & PRIYA
Owner 2:	
Owner 3:	
Street 1:	40 BRATTLE ST UNIT 16
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEBER JENNIFER M & ALISON C -
Owner 2:	-
Street 1:	40 BRATTLE ST UNIT 16
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Wood Shingle Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	715,000			715,000
Total Card	0.000	715,000			715,000
Total Parcel	0.000	715,000			715,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.30 | /Parcel: 359.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310567
GIS Ref	
GIS Ref	
Insp Date	11/27/17

!15653!

PREVIOUS ASSESSMENT

Parcel ID 056.A-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	701,700	0	.		701,700	701,700	Year End Roll	12/18/2019
2019	102	FV	683,600	0	.		683,600	683,600	Year End Roll	1/3/2019
2018	102	FV	619,200	0	.		619,200	619,200	Year End Roll	12/20/2017
2017	102	FV	523,000	0	.		523,000	523,000	Year End Roll	1/3/2017
2016	102	FV	523,000	0	.		523,000	523,000	Year End	1/4/2016
2015	102	FV	499,600	0	.		499,600	499,600	Year End Roll	12/11/2014
2014	102	FV	421,300	0	.		421,300	421,300	Year End Roll	12/16/2013
2013	102	FV	421,300	0	.		421,300	421,300		12/13/2012

PRINT

Date	Time
12/11/20	05:20:39

LAST REV

Date	Time
11/27/17	14:17:47
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15653

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER JENNIFER	62490-278		8/20/2013		560,000	No	No		
MINUTEMAN VILLA	50565-225		1/7/2008		497,500	No	No		

USER DEFINED

Prior Id # 1:	37524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2017	Measured	DGM	D Mann
1/15/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7906													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	3 - 3 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	8.933000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.6	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.80150753
Const Adj.:	1.49985003
Adj $ / SQ:	294.525
Other Features:	59107
Grade Factor:	1.21
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741669
Depreciation:	26700
Depreciated Total:	714969

COMMENTS

OF=SHOWER ON 3RD FLR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	338.56
Special Features:	0	Val/Su Net:	359.30
Final Total:	715000	Val/Su SzAd	359.30

SKETCH

UnSketched SubAreas:
GLA: 1990,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,990	294.520	586,104

Net Sketched Area:	1,990			Total:	586,104
Size Ad	1990	Gross Are	1990	FinArea	1990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.A-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: